

Proposed Single Family Residential Design Standards (Revised 10-06-09)

1) Purpose

- a) The City of Renton is characterized by a variety of neighborhoods, historic as well as new, which bring an excellent quality of life to our citizens. These Residential Design Standards are conceived to continue and enhance this quality of life by encouraging new residential development to produce beautiful neighborhoods of well designed homes. These standards are divided into two subject areas:
 - i) Site Design
 - ii) Residential Design
- b) These design standards are in accordance with policies established in the Land Use and Community Design Elements of the Renton Comprehensive Plan.
- c) This Section lists design elements that are required to be included in all residential development in the zones stated in 4-x-xxxB.1. Each required design element includes both standards, as well as guidelines. In order to provide predictability, standards are provided. These standards specify a prescriptive manner in which the requirement can be met. In order to provide flexibility, guidelines are also stated for each design element. These guidelines provide direction for those who seek to meet the required design element in a manner that is different from the standards.
 - i) The determination as to the satisfaction of the design requirement through the use of the guidelines is to be made by the Reviewing Official.
 - (a) When the Reviewing Official has determined that the proposed manner of meeting the design requirement through guidelines is sufficient the applicant shall not be required to demonstrate sufficiency again for the applicable design requirement, provided the manner remains the same.

2) Standards:

a) Site Design

- i) Quality neighborhoods are characterized by well landscaped, safe, pedestrian oriented streets fronted by a variety of housing types. These qualities are enhanced by lots in a variety of sizes and widths and by homes which vary in scale and massing, each with a prominent entry and generous fenestration facing the street. Garages, while a necessity to today's lifestyles, should not visually dominate the streetscape.

Lot Configuration - Developments should amplify the mutual relationship between housing units, roads, open space, and pedestrian amenities, as well as, protect the privacy of individuals while creating pedestrian oriented environments.		
	Guidelines: Lots shall be configured to encourage variety within the development, as well as, pedestrian orientation.	
	RC, R-1, and R-4	n/a

	R-8	<p>. One of the following is required:</p> <ol style="list-style-type: none"> 1. Lot width variation of 10 feet (10') minimum of one per four abutting street-fronting lots, or 2. Minimum of 4 lot sizes (minimum of 400 gross square feet size difference), or 3. Front yard setback variations of 5 feet (5') minimum per four abutting street fronting lots. <p><u>In order to meet variation requirements, lot standards (setbacks, lot size, etc.) are allowed to be decreased and/or increased, provided that when averaged the applicable standard is met.</u></p>
Garages - So that the visual impact of a garage is minimized, alleyways and recessed garage doors (front loaded) shall be used. Porches and front doors shall be the emphasis of the front of the home.		
	Guidelines: Garages shall be located in an area that minimizes the presence of the garage and so that the garage is not the dominant visual element. Garage doors shall not be located at the end of view corridors. Lots that take access directly from a neighborhood street shall require a layout that lessens the visual impact of the garage doors. Shared garages shall be within an acceptable walking distance to the housing unit it is intended to serve.	
	RC and R-1	n/a
	R-1, R-4 and R-8	<p><u>For all garages, One of the following is required:</u></p> <ol style="list-style-type: none"> <u>1. Recessed from the front of the house and/or front porch at least eight feet (8'), or</u> <u>1-2. The roof extends at least five feet (5') (not including eaves) beyond the front of the garage at least the width of the garage plus the porch/stoop area, or</u> <u>2-3. Alley accessed, or</u> <u>3-4. Entry does not face a street, or</u> <u>4-5. Represents no greater than 50% of the width of the front façade at ground level, or</u> <u>5-6. Detached and no closer than six feet (6') to nearest point of primary structure.</u> <p><u>For three vehicle or larger garages, the following is required:</u></p> <ol style="list-style-type: none"> <u>1. The portion of the garage dedicated to the third or greater vehicle shall be setback from the primary (two vehicle) garage area by at least two feet (2').</u>

1) Residential Design

Key characteristics of attractive neighborhoods include variety of housing architectural styles, enhanced by attention to selection of exterior materials, colors, and architectural detailing.

Primary Entry - Entrances to homes shall be a focal point and shall allow space for social interaction.

Guidelines: Front doors shall face the street and be on the façade closest to the street. Where a home is located on a corner lot (i.e. at the intersection of two roads or the intersection of a road and a common space), a wrapped porch is preferred to reduce the perceived scale of the

		house and engage the street or open space on both sides.
	RC and R-1	n/a
	R-1, R-4 and R-8	<p>One of the following is required:</p> <ol style="list-style-type: none"> 1. Stoop: minimum size four feet by six feet (4' x 6') and minimum height 12 inches (12") above grade, except where accessibility (ADA) is a priority an accessible route may be taken from a front driveway. 2. Porch: minimum size five feet (5') deep and minimum height 12 inches (12") above grade, except where accessibility (ADA) is a priority an accessible route may be taken from a front driveway. <p><u>(Porches and/or stoops are allowed to project into front setbacks up to eight feet (8') and into side setbacks along a street up to five feet (5').</u></p>
Façade Modulation – Buildings shall not have monotonous elevations along public areas.		
		Guidelines: Dwellings shall include articulation along public frontages; the articulation may include the connection of an open porch to the building, a dormer facing the street, or a well-defined entry element.
	RC and R-1	n/a
	R-1, R-4 and R-8	<p>One of the following is required:</p> <ol style="list-style-type: none"> 1. At least one story projection that is at least <u>ten feet (10')</u> wide and two feet (2') in depth, on facades visible from the street, or 2. At least two feet (2') offset of second story from first story on one street facing façade.
Windows and Doors - Windows and front doors shall serve as an integral part of the character of the home. All doors shall be of the same character as the home.		
		Guidelines: Primary windows shall be proportioned vertically rather than horizontally. Vertical windows may be combined together to create a larger window area. Front doors shall be a focal point of the dwelling and be in scale with the home.
	RC and R-1	n/a
	R-1, R-4 and R-8	Windows and doors <u>shall constitute 25%</u> of all facades facing street frontage or public <u>spaces</u> .
Scale, Bulk, and Character - a diverse streetscape shall be provided by using elevations and models that demonstrate a variety of floor plans, home sizes, and character.		

	Guidelines: Neighborhoods shall have a variety of home sizes and character.	
	RC and R-1	n/a
	R-1 , R-4 and R-8	A variety of elevations and models that demonstrate a variety of floor plans, home sizes, and character shall be used. Both of the following are required: 1.A minimum of 3 differing home models for each 10 adjacent homes, and 2.Adjacent houses must be of differing <u>elevations</u> .
Roofs - a variety of roof forms and profiles shall be used add character and relief to the landscape.		
	Guidelines: Roofs shall represent a variety of forms and profiles that add character and relief to the landscape of the neighborhood. The use of bright colors, as well as, roofing that is made of reflective material, gravel, and red tile is discouraged.	
	RC and R-1	n/a
	R-4 and R-8	One of the following is required <u>for all development</u> : 1. <u>Hip or gabled with at least a six to twelve (6:12)pitch for the prominent form of the roof (dormers, etc. may have lesser pitch)</u> , or 2.Shed roof. <u>For subdivisions greater than nine (9) lots:</u> 1. <u>A variety of roof forms appropriate to the style of the home shall be used.</u>
Eaves – Eaves shall add to the architectural character of homes.		
	Guidelines: Eaves should be detailed and proportioned to complement the architectural style of the home.	
	RC and R-1	n/a
	R-4 and R-8	Both of the following are required: 1.Eaves projecting from the roof of the entire building at least <u>twelve inches (12")</u> with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and 2.Rakes on gable ends must extend a minimum of two inches (2)" from the surface of exterior siding materials.
Architectural Detailing - shall be provided to create a desirable human scale next to pedestrian routes. Trim, columns, and corner boards shall be designed to add visual detail to the house.		
	Guidelines: Architectural detail shall be provided that is appropriate to the architectural character of the home. Columns, trim, and corner boards shall reflect the architectural character of the house.	
	RC	n/a

	and R-1	
	R-4 and R-8	<p><u>If one siding material is used on any elevation that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story. Additionally, One of the following is required:</u></p> <ol style="list-style-type: none"> 1. Three and one half inch (3½ ") trim surrounding all windows and detailing all doors, or 2. Combination of shutters and/or three and one half inch (3½") trim on all windows and minimum three and one half inch (3½") trim detailing all doors.
Materials and Color – A variety of materials that are appropriate to the architectural character of the neighborhood shall be used. A diverse palette of colors shall be used to reduce monotony of color or tone.		
	Guidelines: A diversity of materials and color shall be used on homes throughout the community.	
	RC and R-1	n/a
	R-4 and R-8	<p><u>Adjacent homes shall be of differing color.</u> Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. Minimum of two colors (body and trim), or 2. Two differing siding materials (horizontal siding + shingles, siding + masonry or masonry-like material, etc.) One alternative siding material must comprise a minimum of 30% of the street facing façade. <u>If masonry siding is used, it</u> shall wrap the corners no less than 24 inches (24").